

In re:

Marcos O. Vargas

Debtor

Case No. 22-13239-mdc

Chapter 13

District/off: 0313-2

User: admin

Page 1 of 2

Date Rcvd: Jan 25, 2024

Form ID: pdf900

Total Noticed: 5

The following symbols are used throughout this certificate:

**Symbol****Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 27, 2024:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Marcos O. Vargas, 963 Allengrove Street, Philadelphia, PA 19124-2409

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: megan.harper@phila.gov	Jan 26 2024 00:07:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jan 26 2024 00:07:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: ebnnotifications@creditacceptance.com	Jan 26 2024 00:07:00	Credit Acceptance Corporation, 25505 W. 12 Mile Road, Ste. 300, Southfield, MI 48034
cr	Email/PDF: resurgentbknotifications@resurgent.com	Jan 26 2024 00:16:41	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587

TOTAL: 4

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 27, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 25, 2024 at the address(es) listed below:

District/off: 0313-2

User: admin

Page 2 of 2

Date Rcvd: Jan 25, 2024

Form ID: pdf900

Total Noticed: 5

**Name** **Email Address**

BRADLY E ALLEN

on behalf of Debtor Marcos O. Vargas [bealaw@verizon.net](mailto:bealaw@verizon.net)

DENISE ELIZABETH CARLON

on behalf of Creditor U.S. Bank N.A. as trustee, on behalf of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE2 Asset Backed Pass-Through Certificates, Series 2006-FRE2 [bkgroup@kmllawgroup.com](mailto:bkgroup@kmllawgroup.com)

KENNETH E. WEST

[ecfemails@ph13trustee.com](mailto:ecfemails@ph13trustee.com) [philaecf@gmail.com](mailto:philaecf@gmail.com)

MARK A. CRONIN

on behalf of Creditor U.S. Bank N.A. as trustee, on behalf of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE2 Asset Backed Pass-Through Certificates, Series 2006-FRE2 [bkgroup@kmllawgroup.com](mailto:bkgroup@kmllawgroup.com)

MICHAEL PATRICK FARRINGTON

on behalf of Creditor U.S. Bank N.A. as trustee, on behalf of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE2 Asset Backed Pass-Through Certificates, Series 2006-FRE2 [mfarrington@kmllawgroup.com](mailto:mfarrington@kmllawgroup.com)

United States Trustee

[USTPRegion03.PH.EDCF@usdoj.gov](mailto:USTPRegion03.PH.EDCF@usdoj.gov)

WILLIAM EDWARD CRAIG

on behalf of Creditor Credit Acceptance Corporation [ecfmail@mortoncraig.com](mailto:ecfmail@mortoncraig.com) [mortoncraigecf@gmail.com](mailto:mortoncraigecf@gmail.com)

TOTAL: 7

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Marcos O. Vargas Debtor(s)	Chapter 13
U.S. Bank N.A., as trustee, on behalf of the J.P. Morgan Mortgage Acquisition Corp. 2006- FRE2 Asset Backed Pass-Through Certificates, Series 2006-FRE2	NO. 22-13239 MDC
<u>Movant</u> v. Marcos O. Vargas <u>Debtor(s)</u>	<u>11 U.S.C. Sections 362 and 1301</u>
Ana L. Vargas <u>Co-Debtor</u> and Kenneth E. West <u>Trustee</u>	

## **ORDER**

AND NOW, this 24th day of January , 2024 upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties approved on June 30, 2023, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code (if applicable), is modified with respect to the subject premises located at 963 Allengrove Street, Philadelphia, PA 19124 (“Property”), so as to allow Movant, and its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the Property.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

Magdalene D. Coley

United States Bankruptcy Judge.